

CITY OF WINCHESTER
MINIMUM ZONING STANDARDS
For Selected Zones and Uses
(Updated 4/12/02)

				S E T B A C K S/YARDS								
				(letters signify exceptions-see table on back)								
Zone	Use	Lot Area (square ft)	Lot Width	Front	m	Side		Corner	Side	Rear		
LR	SF Res	12,000	75	35		10		25		25		
	Other	24,000	150	35		15		30		25		
MR	SF Res	8,000	60	30		6		20		25		
	Other	20,000	120	30		15		25		25		
HR	SF Res	3,000	50	25		6		15		25		
	2F Res	3,000/unit	25/unit	25		10		20		25		
	TH Res	3,300TPA/unit	22avg/20min	35	r	10	ak	20		25	l	
	MF Res	3,300TPA/unit	70	35		25	b	25		25	c	
	Other	10,000	70	30		25		25		25		
HR-1	SF Res	3,500	40	20		4		15		25		
	2F Res	3,500/unit	30/unit	20		10	k	15		25	o	
	TH Res	3,500/unit	30	20		6	ak	15		25	o	
	Other	7,000	70	30		25		25		25	o	
RO-1	SF Res	10,000	100	35		10		25		25		
	Other	20,000	100	35		10	f	25		25	g	
RB-1	1st&2nd Res	1,500/unit	20	0	nj	0	h	0	nj	15	i	
	3rd-6th Res	2,000/unit	20	0	nj	0	h	0	nj	15	i	
	7th&up Res	2,500/unit	20	0	nj	0	h	0	nj	15	i	
	Other	0	20	0	nj	0	h	0	nj	15	i	
B-1	1st&2nd Res	1,000/unit	0	0	nj	0	d	0	nj	0	e	
	3rd-6th Res	1,250/unit	0	0	nj	0	d	0	nj	0	e	
	7th&up Res	1,500/unit	0	0	nj	0	d	0	nj	0	e	
	Other	0	0	0	nj	0	d	0	nj	0	e	
B-2	SF Res	10,000/unit	100	35		10	q	35		25	g	
	Other	10,000/bldg	100	35		10	f	35		25	gp	
CM-1	All	20,000/bldg	125	35		10	fq	35		25	gp	
M-1	All	0	0	50		15	gq	50		25	gp	
M-2	All	0	0	50		15	gq	50		25	gp	
KEY:	SF Res: single-family detached dwelling											
	2F Res: two-family (two units in one bldg on same lot)											
	TH Res: townhouses											
	MF Res: multi-family											
Note: The above information is for general reference only. Other provisions may apply which affect these standards.												
*	Consult Zoning Ordinance for other applicable requirements.											
TPA	Total Project Area (excludes floodplain acreage and some steeply sloped areas).											

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			EXCEPTIONS					
a	Except along common property line of units within the same structure in which case side yard minimum equals zero feet.							
b	Except when abutting LR or MR zones in which case side yard minimum equals 50 feet.							
c	Except when abutting LR or MR zones in which case rear yard minimum equals 75 feet.							
d	Except when abutting a residential zone in which case side yard minimum equals 5 feet.							
e	Except when abutting a residential zone in which case rear yard minimum equals 20 feet.							
f	Except when abutting a residential zone in which case side yard minimum equals 25 feet.							
g	Except when abutting a residential zone in which case minimum yard equals 50 feet.							
h	Except when a use other than a single family dwelling abuts residential district in which case minimum side yard equals 5 feet.							
i	Except when use other than a single family dwelling abuts a residential district in which case minimum rear yard equals 25 feet.							
j	A 10 -foot landscaped strip is required but may be reduced to 4 feet or waived if deemed more appropriate.							
k	Except when abutting LR or MR zone in which case side yard minimum equals 15 feet.							
l	Except when abutting LR or MR zone in which case rear yard minimum equals 50 feet.							
m	See Section 1-2-86 for average setback definition applicable in all districts							
n	Except when a use is located partially in a residential district, in which case the setback for the residential district shall prevail.							
o	Except when a use other than a single-family dwelling abuts a residential district in which case rear yard equals 50 feet.							
p	Except when building adjoins a railroad right of way/siding and the proposed building or structure functionally requires immediate proximity to railroad right-of-way in which case rear yard required equals 0.							
q	Except when building adjoins railroad right-of-way in which case side yard required equals 0.							
r	Except for two-unit townhouses in which case setback equals 25 feet.							